

CITY OF SAN BRUNO



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Terry Jackson, *Interim Community Development Director*
Gary Binger, *Interim Planning Director*
Aaron Akin, AICP, *Planning Manager*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Beilin Yu, *Associate Planner*
Lisa Costa-Sanders, *Contract Planner*
Adam Finestone, *Recording Secretary*
Pamela Thompson, *City Attorney*

PLANNING COMMISSIONERS

Joe Sammut, *Chair*
Sujendra Mishra, *Vice-Chair*
Mary Lou Johnson
Bob Marshall Jr.
Kevin Chase
Rick Biasotti
Perry Petersen

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION MINUTES

May 17, 2005

San Bruno Senior Center
1555 Crystal Springs Blvd.
7:00 P.M. to 10:00 P.M.

CALL TO ORDER at 7:03 pm

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Sammut	X	
Vice Chair Mishra	X	
Commissioner Johnson	X	
Commissioner Marshall	X	
Commissioner Chase	X	
Commissioner Biasotti	X	
Commissioner Petersen	X	

STAFF PRESENT:

Planning Division: Planning Manager: Aaron Akin
Housing and Redevelopment Manager: Mark Sullivan
Interim Department Secretary: Adam Finestone

City Manager: Connie Jackson

City Attorney: Pamela Thompson

Pledge of Allegiance

Commissioner Chase

1. Approval of Minutes – May 3

Motion to Approve minutes of May 3, 2005 Planning Commission Meeting

Johnson/Mishra

VOTE: 4-0-2
AYES: Sammut, Chase, Johnson, Misrha
NOES:
ABSTAIN: Marshall, Petersen

2. Communication

None at this time.

3. Public Comment

Resident at 3240 Longview Dr, made a complaint about her neighbor's windows in a house that is under construction. She stated that her neighbor's first floor windows will look directly into her two bedrooms. This is not the case anywhere else on the block, and she wishes the neighbor would close the window openings in order to respect her privacy.

Chair Sammut stated that there is nothing the Commission can do at this time as the 10-day appeal period has come and gone, and the Commission cannot take action on this. He recommended that the resident come in to the Planning department and speak with Planning Manager Aknin regarding this matter.

4. Parcel behind 2680 Muirfield

Request for a conditional use permit to allow installation of a wireless communications facility on an existing PG&E tower per Chapter 12.112 & 12.96 of the San Bruno Zoning Ordinance – The Alaris Group, (Applicant); PG&E, (Property Owner).

Planning Manager Aknin gave an update on this project. Staff recommends that the Planning Commission continue this application to a future planning commission meeting. As the date of this future meeting is not certain, staff will re-notify neighbors.

Motion to Continue Use Permit 04-63 to a future Planning Commission meeting per staff's recommendation and the applicant's request.

Petersen/Chase

VOTE: 6-0
AYES: All Commissioners present

NOES:
ABSTAIN:

5. 1150 El Camino Real

Request for a conditional use permit to allow the installation of a wireless communications facility on a new flagpole per Chapter 12.112 & 12.96 of the San Bruno Zoning Ordinance – Sprint PCS (Applicant); Tanforan Shopping Center, LLP, (Property Owner)

Planning Manager Aknin entered staff report.

Commissioner Biasotti arrived at 7:12pm

Commissioner Marshall asked about the design of the flagpole. Specifically, he has seen flagpole antennas elsewhere that are approximately 3 feet in diameter. He asked if that would be the case with this one.

Planning Manager Aknin stated that the diameter of the pole will be 12 inches. He stated that this was an initial concern of staff, but that wireless antenna technology has reached the point where the flagpole actually looks like a flagpole.

Public comment opened.

Public comment closed.

Commissioner Petersen addressed staff regarding the strong likelihood of increased cell phone use in this area. He stated that there may be a possibility in the future that a few cellular providers bring forth a plan to group several antennas together on the roof somewhere and shield it in the roof architecture. He asked if staff had discussed this possibility with the applicant. Planning Manager Aknin stated that staff had discussed that possibility with the applicant, and that the applicant had looked at a range of locations and that this was their preferred location. He stated that the property owners were intending to construct this flagpole anyway, and that the applicant had come to this agreement with the property owners. He also stated that he is in agreement with Commissioner Petersen regarding the future possibility of numerous other cellular antenna proposals, and that the best location would likely be on the roof. Commissioner Petersen recommended that staff consider what type of architectural structure might accommodate another half dozen antennas and to place it high enough so that it would have the least exposure to the public.

Commissioner Mishra stated that the exhibit which shows the diameter of the proposed antenna is on page A.2, detail 3, and that the diameter is in fact 12 inches.

Motion to approve Use Permit 05-16 subject to Findings of Fact 1-8 and Conditions of Approval 1-9.

VOTE: 6-0
AYES: All Commissioners present
NOES:
ABSTAIN:

FINDINGS OF FACT

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Thursday, May 5, 2005, and legal notice published in the San Mateo Times, Saturday, May 7, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Class 11, Section 15311: accessory structure (construction of minor structures accessory to existing commercial facilities).
5. The general appearance of the proposed wireless antenna facility is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property or persons residing or working in the neighborhood.
6. The proposed new antenna facility will not be injurious or detrimental to property and improvement in the neighborhood or general welfare of the City.
7. The installation of the antenna, equipment and cabinets and its enclosure is consistent with the San Bruno General Plan, which designates the property for regional/community commercial purposes and use permits are required for other uses located in such areas.
8. The proposal will have no impact on off-street parking.

CONDITIONS OF APPROVAL

Community Development

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary of Hearing" to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-16 shall not be valid for any purpose. Use Permit 05-16 shall expire one (1) year from the date of Planning

Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The proposed installation of a wireless communications facility at 1150 El Camino Real shall be built according to the plans and renderings approved by the Planning Commission on May 17, 2005 except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Director of Community Development. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. The antennas and facility shall be installed and painted according to the plans as presented in the staff report. All mechanical equipment must be screened from view.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. All graffiti shall be removed within 24 hours of reporting.
7. Should this facility cease to operate for a period of six months, the applicant shall remove all appurtenant structures.
8. No signs shall be placed on or attached to the antennae.
9. Provide architect or engineer wet-signed/stamped drawings for Building Department review.

Chair Sammut advised of 10-day appeal period.

6. 130 Anza Way

Request for a Conditional Use Permit to allow the construction of first floor and basement level additions, which proposes to increase the Gross Floor Area by more than 50% and which proposes to exceed Floor Area Ratio of .55, per Section 12.200.030.B.1 and 12.200.030.B.2 of the San Bruno Zoning Ordinance. – David & Nicole Lagerloef (Owner/Applicant)

Planning Manager Aknin stated that staff recommends the Planning Commission continue this item to the June 7th, 2005 Planning Commission meeting.

Public comment opened.

Public comment closed.

Motion to continue Use Permit 05-21 to the June 7th Planning Commission meeting.

Chase/Biasotti

VOTE: 7-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

7. 2981 Crestmoor Dr.

Request for a Conditional Use Permit to allow construction of an addition, which proposes to increase the Gross Floor Area by more than 50% (including 1993 and 1997 additions), and proposes to exceed Floor Area Ratio of .55, per Sections 12.200.030.B.1 and 12.200.030.B.2 of the San Bruno Zoning Ordinance. – Catherine Barranti (Owner/Applicant)

Planning Technician Finestone entered the staff report.

Staff recommends the Planning Commission approve this Use Permit based on the attached Findings and Conditions for Approval.

Commissioner Marshall asked about the existing and proposed roof materials since the report stated the materials will match. In actuality, he believes the new roof materials will be composition shingles. Planning Technician Finestone confirmed this belief.

Catherine Barranti, 2981 Crestmoor Dr., briefly described her project, and provided color samples to the commission.

Commissioner Johnson asked the applicant if she was aware of and in agreement with the Conditions of Approval in the staff report. The applicant answered in the affirmative.

Public comment opened.

Public comment closed.

Motion to approve UP 05-20 subject to Findings of Fact 1-8 and Conditions of Approval 1-14.

Johnson/Chase

VOTE: 7-0
AYES: All Commissioners Present

NOES:
ABSTAIN:

FINDINGS OF FACT

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Thursday, May 5, 2005, and legal notice published in the San Mateo Times, Saturday, May 7, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed additions is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed additions will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the additions is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
8. The off-street parking is adequate for the proposed residence.

CONDITIONS FOR APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-20 shall not be valid for any purpose. Use Permit 05-20 shall expire one (1) year from the date of Planning

Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on May 17, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The applicant shall obtain a Final Inspection for the 1997 addition (building permit #9708-0014) and pay any fees required by the building department for this Final Inspection at the time of building permit issuance.

Department of Public Works

7. The applicant must obtain an encroachment permit through the Public Works Department prior to issuance of the Building Permit.
8. A sanitary sewer lateral clean-out shall be installed at property line, per City standards detail SS-01.
9. All broken or raised concrete in sidewalk or driveway approach shall be replaced.
10. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
11. Planting of one (1) 36-inch box size tree or payment of equal value to tree fund for three(s) and installation.
12. No fence, retaining wall or other permanent structure shall be placed within 5'-6" from back of sidewalk.

Fire Department

13. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
14. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Sammut advised of a 10-day appeal period.

8. NW Corner of National Ave. and Commodore Dr. (APN 020-010-790 and 020-010-800)

Request for Tentative Parcel Map to allow an approved 228 unit building to subdivided into four (4) 57-unit condominium "block" units. The two existing parcels would also be merged into one parcel as a result of this request. This request is in accordance with Chapter 12.32 of the San Bruno Zoning Ordinance. (Martin Regis, Owner; KDF Communities, Applicant)

Planning Manager Akin entered staff report.

Staff recommends approval of TM 05-02 based on the attached Findings for Approval and Conditions for Approval.

Commissioner Petersen stated that this proposal appears to be for finance and possibly marketing purposes. He stated that it appears to be both complex and artificial. He asked if one of the owners decides to withhold money for maintenance purposes, what will prevent a drawn-out legal proceeding during which time all the residents suffer. Planning Manager Akin stated that the applicant could better answer that question.

Commissioner Petersen asked if staff had analyzed this proposal in that respect. Planning Manager Akin stated that he believes staff has analyzed it, and that the main point being that there would be one building manager who could pull all parties together and address any issues that arise. City Attorney Thompson stated that the applicant is best suited to answer this question. She stated that the City's interest is to ensure that the property is properly managed and maintained. She stated that that is the reason the Conditions for Approval are quite limited. It also is the reason that staff is requiring that the CC&Rs be submitted for staff review and approval prior to the issuance of the Final Map.

Commissioner Petersen stated that he still does not understand what in this proposal will prevent a legal dispute from disadvantaging the tenants of this project should one of the owners decide to withhold maintenance money. City Attorney Thompson stated that it is her belief that this issue be addressed in the CC&Rs, and that those CC&Rs have not yet been approved by staff. The proposal is for the CC&Rs to be thoroughly reviewed by staff prior to Final Map approval.

Commissioner Petersen asked if Staff believes this issue needs to be addressed in the CC&Rs. City Attorney Thompson answered in the affirmative, reiterating that the City's primary interest in the project is that the property be properly maintained and managed.

Chair Sammut stated that he understands that the CC&Rs have not been finalized, and that maybe this proposal needs to be continued until the CC&Rs have been approved by staff. He stated that approving this project prior to the CC&Rs being approved would back staff into a corner, and that he believes that the CC&Rs should be approved by staff prior to this application being approved. He asked if this proposal must be done today.

Planning Manager Akin stated that he believes the applicant does have to have this parcel merger lined up by this meeting. He recommended that any concerns the Commissioners may have with the draft CC&Rs be forwarded to staff for inclusion in the final version of the CC&Rs.

Chair Sammut stated that the applicant had to have known since the start of the project that the two parcels upon which it will sit would have to be merged. He asked why this proposal is coming to the Commission at the last minute rather than a few months ago. City Attorney Thompson stated that she believes this is a question for the applicant; that Staff should not be put in a position of defending an applicant's choices. She stated that he is free to ask staff, but that the applicant would probably be better suited to answer these questions. That being said, Chair Sammut asked why these changes are being requested at this time.

Ray Harper, with KDF Communities (the applicant), gave some background that he believes will help answer the Commission's questions. He stated that due to financing reasons, the project must be broken up into four separate pieces. He stated that the reason it is four pieces is due to the Condominium Law of the State of California. The bonds will be issued in two phases, one for each parcel, and the only way to have a condominium is to have at least two units. He stated that the project will be financed in two separate phases, but will have the same owner, same lender, same everything.

Chair Sammut stated that he remembered the applicant saying at a previous Planning Commission meeting that the building would be built in two phases. The applicant stated that he is comfortable that that will not happen. He stated that the condominium is just a line that exists on some engineering drawings.

With regard to the CC&Rs, the applicant stated that any theoretical owner (though there will only be one) can make decisions and maintain what needs to be maintained on the behalf of all other owners. Since the project is one building, no one owner would stand for any other owner letting their share fall into disrepair.

The applicant also addressed the Commission's question of why now. He stated that they are preparing to close on the property at the end of the week, and as such, all legality comes out of the woodwork. He stated that it was not his intent to wait until the last minute, but the necessity to merge the parcels did not become apparent to him until they were preparing to close on the property.

The applicant stated that due to the aggressive construction schedule, this parcel merge has come up rather quickly, and needs to be addressed at this point. He stated that the intent is to pull building permits by the end of June or middle of July.

For the purposes of deeming the applicant's testimony valid, Commissioner Petersen asked for confirmation that the applicant does not actually suffer from dementia, as was jokingly stated previously. This was confirmed.

Commissioner Chase asked for an additional explanation of the Condominium split idea. The applicant further explained that inside each condominium, there must be at least two units. Commissioner Chase asked what the term "condominium" referred to. The applicant stated that it referred to the entire building, not any particular dwelling unit.

Public comment opened.

Public comment closed.

Commissioner Chase asked staff if there was any legal problem with the wording in exhibit D. Planning Manager Akin stated that the term "Condominium" is being used for lack of a better term. In actuality, the property will be split into four airspace blocks of 57 dwelling units each. He stated that for 55 years, it will not affect the ability to rent the units out as affordable apartments to seniors.

Commissioner Chase asked if in 55 years, would there be the ability to subdivide the building into individual unit condominiums. Planning Manager Akin stated that hypothetically, yes, but that the property owner would have to go through a condominium conversion process at that point to individual divide each unit into 57 separate airspace blocks.

The applicant stated that the process in 2060 to subdivide the apartments into individual condominiums would remain the same with or without this current subdivision.

Commissioner Chase asked staff if the possible subdivision into individual condominium units in 55 years would have to come before some body of the City. City Attorney Thompson stated that if the law remains similar or the same in 2060 as it is now, there would be a complex process for conversion into condominiums, and that review by a public agency would be included in this process.

Commissioner Chase also addressed staff in regards to the CC&Rs. He asked if staff was comfortable with the verbiage in the CC&Rs. City Attorney Thompson stated that the CC&Rs are undergoing a detailed review by staff, herself, and outside legal council. She stated that the City's object in reviewing the CC&Rs is to ensure that the property will be maintained. She also stated that the CC&Rs will be conditioned to not be amendable without City staff approval.

Commissioner Petersen asked City Attorney Thompson to make sure in the CC&Rs that the City has clear and confident position that can cause landscaping to be properly maintained with regard to both quantity and quality.

Commissioner Marshall asked what would happen if the City and the Applicant could not come to agreement on the CC&Rs. City Attorney Thompson stated that without approval of the CC&Rs by staff, the applicant would not be able to obtain their final map, and thus not be able to obtain financing nor construct the project.

Motion to approve TM 05-01 subject to Findings of Fact 1-8 and Conditions of Approval 1-17 with the modification directed by staff to delete the last sentence of Finding of Fact #3.

Petersen/Marshall

Commissioner Johnson asked Commissioner Petersen if he wanted to include Conditions 18 and 19 in his motion, to which Commissioner Petersen replied in the affirmative and Commissioner Marshall seconded.

VOTE: 7-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

FINDINGS OF FACT

1. Proper notice of the public hearing was given by legal notice published in the San Mateo Times, Saturday May 7, 2005, and notice mailed to property owners within 300 feet of the project site on May 6, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The condominium quadrant subdivision, is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, geologic hazard or other menace.
5. The site is physically suitable for the type and proposed density of development.
6. The design of the subdivision and improvements, and the type of improvements is not likely to cause substantial environmental damage or substantially and

avoidably injure fish or wildlife or their habitat, or to cause serious public health problems.

7. The design of the airspace subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
8. The proposed condominium subdivision is consistent with the San Bruno General Plan, San Bruno Redevelopment Plan, and Navy Site Specific Plan.

CONDITIONS OF APPROVAL

1. These conditions of approval shall govern if there is any conflict between the approved vesting tentative map and the conditions of approval.
2. The project is subject to all conditions of approval specified in PDP-04-02 and ARC 05-01 as approved by the Planning Commission on 2/15/05. The conditions are attached to this report as Exhibit "G".
3. The project must function in the same manner as a typical apartment complex as described in this staff report, attached applicant support statement, and PDP-04-02. The approval in no way constitutes approval to sell the 228 units individually.
4. The final map shall be in substantial conformity with the Tentative Tract Map and shall meet the requirements of Section 12.32.270 of the San Bruno Municipal Code.
5. CC&R's shall be completed to the satisfaction of the Community Development Director, Public Works Director, Fire Chief and City Attorney prior to Final Map approval.
6. The approved CC&R's shall be recorded with the County of San Mateo in conjunction with the Final Map approval.
7. A management group shall be hired to manage building operations and act as the sole point of contact with the City of San Bruno. Contact information shall be provided to all City Departments.
8. The applicant shall comply with that certain Development Agreement by and between Martin/Regis San Bruno Associates, L.P. and the City of San Bruno dated February 7, 2002 ("Development Agreement"), or those provisions of the Development Agreement that it assumes pursuant to an Assignment and Assumption Agreement approved by the City.

Public Works Conditions

9. A deed showing title to the site vested in the applicant or another entity or entities approved by the City in accordance with the Development Agreement and

named as the owner on the final map shall be provided prior to final map approval.

10. All existing and proposed monuments shall be shown on the Final Map to the satisfaction of the Director Public Works.
11. The final map shall show all existing and/or proposed features such as buildings, fencing and major trees, or provide a statement on the map that it is a vacant parcel.
12. The final map shall show name and assessor's parcel numbers (APN) of adjoining landowners and existing land uses of adjoining properties.
13. The final maps shall show ties to at least two monuments.
14. All fonts on the final map shall be at least 1/10" minimum to comply with the County's requirement.
15. The final map shall show all private storm drain easements.

Fire Department Conditions

16. Regardless of the type of ownership or where the boundaries of physical ownership of the facility occur, all fire & life safety aspects of the project will have a single contact, Manager, who is authorized to cause the repair and/or replacement of any component(s) of the fire & life safety aspects within a 24 hour period and/or cause a 24 hour / seven days a week designated and approved fire watch until the fire life safety system(s) are restored or in proper working condition
17. Fire & life safety aspects include but not limited to fire alarm systems, fire sprinkler and standpipe systems, exiting systems, fire and smoke resistive building components, emergency vehicle access roadways, private fire hydrants and fire service components, and other required aspects of the structure, building elements and equipment that are required by the California Building and Fire codes as adopted by the City of San Bruno.

Additional Conditions

18. The four condominium quadrants shall be built to condominium standards as specified in the Uniform Building Code.
19. Any amendment to the final adopted version of the CC&RS shall be approved by the City of San Bruno.

Chair Sammut advised of 10-day appeal period

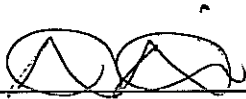
9. City Staff Discussion

Planning Manager asked for volunteers for the June 16th Architectural Review Committee meeting. Commissioners Mishra, Chase and Biasotti volunteered. Commissioner Johnson will serve as an alternate.

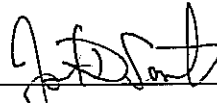
10. Planning Commission Discussion

Chair Sammut asked if staff had addressed his request a few months ago to have the Code Enforcement officers take a look at San Bruno Avenue East. Planning Manager Akin stated that staff has contacted some of the property owners who have properties in disrepair, and that it is an ongoing battle to improve the appearance of this area. He confirmed that the issue is being addressed.

11. Adjournment



Aaron Akin,
Planning Manager; Acting Secretary to
the Planning Commission
City of San Bruno



Joe Sammut, Chair
Planning Commission
City of San Bruno

NEXT MEETING: June 7th, 2005

AA/af

Meeting was adjourned at 7:54pm

June 16 ARC – Mishra/Chase /Biasotti; Johnson alternate